

COEUR D'ALENE TRIBE

850 A Street
P.O. BOX 408
PLUMMER, IDAHO 83851
(208) 686-5307 • Fax (208) 686-1901

December 8, 2006

Doug Smith
Director of Planning
22710 E. Country Vista Blvd
Liberty Lake, WA 99019

RE: Liberty Lake DEIS Comments Proposed UGA

The Coeur d'Alene Tribe of Idaho has recently been informed of this project, which is within our aboriginal territory and considered one of our areas of concern for traditional cultural properties.

It is our understanding that no notification was given to the Tribe regarding projects out of your offices in the past or in recent times. We believe notification on this project and future projects would be very helpful to understanding the historical past of these areas and help us understand what could be done to preserve our historical pasts.

We believe that this project would have an adverse affect on our understanding of this area. We know that our Tribe had a main camp site next to Liberty lake and had a very extensive trail system through the property for hunting, gathering, and movement to other sites along the Spokane valley and mountains.

To our knowledge there have been no archaeological tests of any kind within the project limits and so, we would like to request that one be done before development occurs. It is our intent to monitor the excavations and help these tests to be a success.

Sincerely,

Quanah Matheson
Culture Resource Manager
Coeur d'Alene Tribe
208-686-0675
qmatheson@cdatribe-nsn.gov

Response to Quanah Matheson, Cultural Resource Manager, Coeur d'Alene Tribe:

As suggested in the comment letter, detailed analysis of impacts and implementation of mitigation measures will take place upon application of specific projects so appropriate actions can be taken at that time.

06/20/16



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

4601 N Monroe Street • Spokane, Washington 99205-1295 • (509)329-3400

December 7, 2006

Doug Smith
Director of Community Development
Planning and Community Development Department
City of Liberty Lake
22710 E. Country Vista Blvd.
Liberty Lake, WA 99019

Dear Mr. Smith:

Thank you for the opportunity to comment on the Draft Environmental Impact Statement regarding the City of Liberty Lake Urban Growth Area Boundary Extension (Proponent – City of Liberty Lake). The Department of Ecology has reviewed the documents and has the following comments:

Water Quality Program

Proper erosion and sediment control practices must be used on the construction site and adjacent areas to prevent upland sediments from entering surface water. Local stormwater ordinances will provide specific requirements. Also refer to the Stormwater Management Manual for Eastern Washington (http://www.ecy.wa.gov/programs/wq/stormwater/eastern_manual/manual.html). All ground disturbed by construction activities must be stabilized. When appropriate, use native vegetation typical of the site.

All new dry wells and other injection wells must be registered with the Underground Injection Control program (UIC) at Department of Ecology prior to use and the discharge from the well(s) must comply with the ground water quality requirement (nonendangerment standard) at the top of the ground water table. Contact the UIC staff at UIC Program, Department of Ecology, P.O. Box 47600, Olympia, WA 98504-7600, (360) 407-6143 or go to http://www.ecy.wa.gov/programs/wq/gndwtr/uic/registration/reg_info.html for registration forms and further information.

Stormwater runoff may contain increased levels of grease, oils, sediment, and other debris. Stormwater Best Management Practices (BMPs) should be installed and maintained so that any discharge will be appropriately treated to remove these substances.



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Dumpsters and refuse collection containers shall be durable, corrosion resistant, nonabsorbent, nonleaking, and have close fitting covers. If spillage or leakage does occur, the waste shall be picked up immediately and returned to the container and the area properly cleaned.

Routine inspections and maintenance of all erosion and sediment control Best Management practices (BMPs) are recommended both during and after development of the site.

A Stormwater Pollution Prevention Plan for the project site may be required and should be developed by a qualified person(s). Erosion and sediment control measures in the plan must be implemented prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, and soil can damage aquatic habitat and are considered pollutants. The plan must be upgraded as necessary during the construction period.

Proper disposal of construction debris must be in such a manner that debris cannot enter the natural stormwater drainage system or cause water quality degradation of surface waters. Dumpsters and refuse collection containers shall be durable, corrosion resistant, nonabsorbent, nonleaking, and have close fitting covers. If spillage or leakage does occur, the waste shall be picked up immediately and returned to the container and the area properly cleaned.

During construction, all release of oils, hydraulic fluids, fuels, and other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site. If the contractor does not know how to properly clean up a spill or wishes to check on approval of a clean up technique, please feel free to call the Department of Ecology 24-Hour Spill Response Program at (509) 329-3400 any time of day or night.

On-site septic tank and drainfield systems are designed to treat and dispose of domestic wastewater or its equivalent only. Commercial and industrial operations discharging wastes other than domestic wastewater to on-site systems may result in ground water contamination and could cause the facility owner or operator to incur severe liabilities.

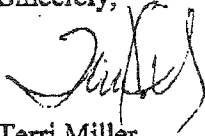
The operator of a construction site that disturbs one acre or more of total land area, and which has or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology's Baseline General Permit for Stormwater Discharges Associated with Construction Activities.

Owners of sites where less than one acre of total land area will be disturbed must also apply if the construction activity is part of a larger plan of development or sale in which more than one acre will eventually be disturbed. Discharge of stormwater from such sites without a permit is illegal and subject to enforcement action by the Department of Ecology.

Doug Smith
December 7, 2006
Page 3

Application should be made at least 60 days prior to commencement of construction activities. A permit application and related documents are available online at:
<http://www.ecy.wa.gov/programs/wq/stormwater/construction>; or by contacting the Water Quality program, Department of Ecology, P.O. Box 47600, Olympia, WA 98504-7600; (360) 407-6401.

Sincerely,



Terri Miller
SEPA Coordinator
Department of Ecology
Eastern Regional Office
4601 N. Monroe Street
Spokane, WA 99205-1295
Phone: (509)329-3550
Email: temi61@ecy.wa.gov

2006-9350; E06-860

FAX

**Washington Department of Ecology
4601 North Monroe Street
Spokane, Washington 99205-1295
Phone: (509) 329-3400 Fax: (509) 329-3529**

**TO Doug Smith
Planning & Community Development
Liberty Lake, WA**

DATE 12/7/2006

PHONE (509) 755-6707

FAX (509) 755-6713

**FROM Terri Miller
SEPA Coordinator
Phone: (509)329-3550
Email: temi461@ecy.wa.gov**

PAGES 4 (Including Cover)

MESSAGE

Response to Terri Miller, SEPA Coordinator, Department of Ecology, Eastern Regional Office:

Not a comment on the adequacy of the DEIS, but rather an expression of concern for various issues that will be addressed at time of any project permit application.

Amanda Tainio

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Friday, December 08, 2006 4:38 PM
To: Mary Wren
Cc: Amanda Tainio
Subject: FW: DEIS Comments

-----Original Message-----

From: Pederson, John [mailto:JPederson@spokanecounty.org]
Sent: Friday, December 08, 2006 3:42 PM
To: dsmith@libertylakewa.gov
Cc: Manson, James; Gemmill, Gerry
Subject: DEIS Comments

December 8, 2006

Doug Smith, Director
Liberty Lake Planning & Community Development Dept.
22710 E. Country Vista Dr.
Liberty Lake, WA 99019

RE: Draft Environmental Impact Statement for Urban Growth Area Boundary Alternatives issued November 8, 2006

Dear Mr. Smith:

The Department of Building and Planning received the above-referenced Draft Environmental Impact statement and we appreciate the opportunity to provide our comments as follows. For clarification and as requested our comments are either referenced to specific pages or sections of the draft document.

Fact Sheet: The description defines the action as update of the City of Liberty Lake Urban Growth Area Boundary and should also reference review and update to the Spokane County Comprehensive Plan map and Urban Growth Area Boundary. Please note that the Fact Sheet timeline illustrates a sequence of events inconsistent with review of Urban Growth Area boundaries. Please sequence consistent with the procedural process outlined in the adopted Countywide Planning Policies. Under the heading of Approvals Required, please include recommendation from the Steering Committee of Elected Officials. } 1

Page titled City of Liberty Lake UGA Boundary Extension Draft Environmental Impact Statement (DEIS): Please note that DEIS not identified as 'integrated document' so how would FEIS become an 'integrated' document. Also, the sequence of reviews and possible adoption should be revised consistent with the UGA amendment process per the adopted Countywide Planning Policies. } 2

Page 1, Summary: On this page and throughout the DEIS there is reference to the existing City and UGA boundary. It should be noted that the City of Liberty Lake does not have an assigned Urban Growth Area Boundary. The Urban Growth Areas abutting the City are under the jurisdiction of Spokane County. } 3

Page 2, Elements of the Environment: The mitigating measures under Agriculture should specify that areas - 4

12/8/2006

designated as Rural Conservation should not be considered for inclusion into the Urban Growth Area Boundary per the Screening and Evaluation criteria adopted by the Board of County Commissioners on August 15, 2006 per Resolution #6-0714.

Page 4, Mitigation measures for Public Services and Utilities should address development consistent with the capacity of current infrastructure and adopted Levels of Service. The word "electricity" includes a capitalization error. } 5

1-2, Adjusted UGA. How would the existing zones under County jurisdiction and in Rural designations accommodate the projected population allocation? This same comment applies to page 1-4 for Alternative #4 and the remaining alternatives on succeeding pages as the existing UGA applies to areas under Spokane County jurisdiction. } 6

Page 1-8, 1.2 Location: Again, the planning area encompasses the City Limits of Liberty Lake, Urban Growth Areas under the jurisdiction of Spokane County and areas outside the current UGA in Rural land use designations. } 6

Page 1-11, 4. The City's UGA should be referred to as a Joint Planning Area consistent with the adopted Countywide Planning Policies and the Spokane County Comprehensive Plan. UGA's assigned to other incorporated Cities are designated as Joint Planning Areas with Spokane County. Under 1.6, the adopted population projection should be identified as the "initial population allocation for planning purposes" consistent with the oral decision by the Board of County Commissioners on May 23, 2006 and the actual number for initial planning purposes is 21, 517. See Table 3.7, Column 6. } 7

Page 1-12, Summary of No Action Alternative: Are the prescribed minimum densities of 6 dwelling units or greater per acre specified in the City's current development standards? If not, the statement in the preceding paragraph regarding "no changes to current zoning...would occur." } 8

Page 2-14. Please use consistent terminology when referring to areas "designated" or "zoned." Under 2.2.2 please include discussion of the Rural Clustering provisions provided under the Spokane County Zoning Code. Rural Clusters retain open space, reduce the impacts of typical large lot divisions, and are reviewed for consistency with applicable standards to ensure adequate water quality/quantity and protection of ground and surface water. Rural Clusters also allow retention of large agricultural tracts for open space and on-going agricultural uses. } 9

Page 2-15. Various alternatives describe significant loss of rural lands and this statement is inconsistent with the statement on page 2-14 that reads "there are no farms or rural lands which are designated for long term productive agricultural and resource use." } 9

Page 2-18. Please quantify how the various alternatives would have "more impact to air quality" — 10

Page 2-19 Same comment as those for page 2-18. Under 2.3.3 mitigating measures can also include reduction of population allocation from the initial allocation. — 11

Page 2-23, Drainage: 90% of SW planning area is designated as either high, medium, or low per CARA regulations. Please specify which. — 12

Page 2-24, Land Use. Please specify which priority habitats are identified on Map 2.9 — 13

Page 2-24. Same comment as Page 2.24. — 13

Page 2-26, Wetlands. Please specify the Stream Types (e.g. Type 1, Type 2, etc) — 14

Page 2-31 Does the existing sewer treatment system have the capacity to accommodate conversion of existing septic systems and is there any analysis to support this mitigating measure? — 15

Page 2-37. The text refers to four alternatives instead of the seven proposed. Please revise.

-16

Page 2-38, 2.5.3 An additional mitigating measure is elimination of those areas designated Rural Conservation from UGA alternatives consistent with the Screening and Evaluation criteria previously referenced.

-17

Page 2-41, 2.6.2.1 Rural Forestry and Commercial Forestry are not land use or zoning designations in the Spokane County Comprehensive Plan or Zoning Code. Please identify the source of these terms and/or definitions.

-18

Page 3-1 Identify the source of Table 3.1

-19

Page 3-8 3.2.1.1 Please add Spokane County in front of Draft Revised Shoreline Master Program.

-20

Page 3-9 3.2.1.3 Please note that the Spokane River is a Type I Stream with a 250' riparian buffer per the Spokane County Critical Areas Ordinance.

-21

Page 3-11, 3.3.1.3 Mitigating measures may also include reduction of the initial population allocation and identification of fire protection as direct or indirect concurrency. The draft does not identify if fire protection concurrency would be direct concurrency or provide a specific time frame for provision of services at the time of new development. Other mitigation measures include modification to adopted levels of service.

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Page 3-13, 3.3.1.3 If the City of Liberty Lake is proposing collection of impact fees (RCW 82.02.090*) for fire protection facilities is the City proposing incorporation of a fire department the City owns and operations? For Fire Dist #1 and Fire Dist #8 to maintain their current service ratings, where are new facilities to be placed to maintain their service ratings? Under Alternatives 2-7 please note that areas within a UGA and assigned to a specific jurisdiction may be retained in a Rural land use designation until such time as annexed into a City or Town. For example, UGA's adjacent to cities such as Airway Heights and Deer Park retained a Rural land use designation and are within the respective jurisdictions assigned UGA.

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Page 3-17, 3.3.1.9 Mitigating measure can include reduction of population allocation. Implementation of a school impact fee program will require adoption of an updated and current Capital Facilities Plan. At present, only the Central Valley School District has an updated Capital Facilities Plan.

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Page 3-18, 3.3.1.12 Mitigating measures can include reduction of population allocation to reduce impacts to adopted levels of service, modification of the adopted level of service, and modification of land use designations to maintain consistency with adopted levels of service.

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Page 3-19, 3.3.1.13.1 If current capacity and facility information is not available due to update of existing plans, please provide best available data in form of previously adopted documents. Any improvements to existing infrastructure would have to be identified and adopted within an updated 6-year Capital Improvement Program for the LLWSD.

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Page 3-21, Mitigating measure can include reduction of population allocation to reduce impacts to adopted levels of service and modification of land use designations. Please correct typographical error by changing supply to supply and note that analysis of water rights is topical to the Draft EIS in identifying the feasibility of service delivery to the various alternatives.

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Page 3-22 3.3.1.17.1 If current permitted capacity is 1MGD and the LLWSD is treating approximately 700,000 GPD does that then presume that 300,000 GPD is "available" to serve the various UGA alternatives? How much of the existing 300,000 GPD is committed to existing properties and what remains for future development? Any improvements to the existing treatment plan need to be identified and adopted within an updated 6-year Capital Improvement Program

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Page 3-24, Mitigating measures can include reduction of population allocation consistent with the ability to provide sanitary sewer services, modification of land use designations, and retention of Rural land use designation in an assigned UGA until such time as adequate public facilities are available.

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000-12

Page 3-28, 3.4.1.1. Please reference actual population allocating assigned to Liberty Lake after incorporation and note that updated population allocation is "initial allocation for planning purposes only" per previous comments. } 30

Page 3-36, Please note that the Interim UGA was adopted in 1997. Under 3.4.1.2.1 that allocation adopted on May 23, 2006 was for initial planning purposes and the allocation assigned to the City of Liberty Lake is 21,517. } 31

Page 3-40 Is the information provided in Table 3.9 supported by a Land Quantity Analysis utilizing the methodology adopted by the Steering Committee of Elected Officials and as referenced in the adopted Countywide Planning Policies? } 32

Page 3-41, 3.4.1.5 Specify where existing UGA located? The City of Liberty Lake does not have an assigned UGA outside its corporate boundaries. - 33

Page 3-42 The City has the option of assigned a specific percentage of mixed use development for residential use. - 34

Page 3-50 Under various alternatives, rezone to urban densities for parcels in new UGA is under Spokane County jurisdiction until said parcels annexed to City. Discussion of densities permitted in County Zoning Code applicable. Areas inside new UGA are also likely Joint Planning Areas pending execution of an interlocal agreement. } 35

Page 3-51 Correct typo for "watershed" Under Alternative 2 please explain generic statement that "City would more input on the Spokane River and public uses." Until parcels annexed said parcels under County jurisdiction. Under mitigating measures, Spokane County also requires new development in the UGA to connect to public water and sewer consistent with concurrency regulations. In addition, construction of the CVSD is not limited to development in the UGA. Many school sites are located in rural areas of Spokane County consistent with applicable development regulations. Areas designated as Rural Conservation could be deleted from consideration as future UGA's consistent with the Screening and Evaluation criteria previously referenced. } 36

Page 3-53 Again, Spokane County development regulations apply in a UGA until said properties annexed or subject to an interlocal agreement. Analysis of potential development scenarios should utilize applicable County regulations. } 37

Page 3-54, See previous comments regarding Spokane County concurrency regulations in UGA and Joint Planning Area. - 38

Page 3-56 Discussion regarding net developable areas under existing zoning regulations needs clarification as current Spokane County Comprehensive Plan, as implemented by the Spokane County Zoning Code, permits a density of one dwelling unit per 10 acres in the Rural Traditional zone and Rural Conservation zone (with a rural cluster) and one unit per five acres in the Urban Reserve zone (with a rural cluster). Areas added to UGA subject to County jurisdiction and land use designations. } 39

Page 3-57. Consider deletion of areas designated as Rural Conservation from UGA per previous comments. }

Page 3-59 Consider deletion of areas designated as Rural Conservation from UGA per previous comments. } 40

Page 3-61 Consider deletion of areas designated as Rural Conservation from UGA per previous comments. }

Page 3-64 Consider deletion of areas designated as Rural Conservation from UGA per previous comments and use of County standards for analysis of potential development under alternative #7. }

Page 3-65 3.4.2. Areas within a UGA an/or Joint Planning Area, until annexed are under County jurisdiction and require direct concurrency for public water and sewer services and development consistent with applicable } 41

Spokane County standards. Areas within a UGA may also be retained in Rural land use designation adjacent to Cities and Towns per adopted Spokane County Comprehensive Plan until adequate facilities available to serve said areas and opportunity provided for joint planning. For clarification, please identify or define "ultimate City boundary" Interlocal agreements in proposed UGA alternatives near City of Spokane Valley could also result in interlocal agreement with Spokane County and City of Spokane Valley.

Page 3-74 SRTC certification of UGA alternatives should be part of Draft EIS to determine capacity of existing transportation infrastructure and assist in identifying capital improvements to provide concurrency to proposed alternatives. Under 3.8.2. Improvements in City Transportation Improvement Program and Capital Facilities Plan are noted but need to be analyzed for consistency with Spokane County Comprehensive Plan, Arterial Road Plan, and regional concurrency via SRTC and WSDOT

Page 3-76 through 3-81 under 3.8.3 Mitigating measures for transportation and circulation are listed without reference to an adopted Capital Facilities Plan or 6-year Road Improvement Program.

From a broader perspective one or more of the proposed alternatives should include analysis of existing/adjacent County Urban Growth Areas and analysis of areas to be designated as Urban Reserve areas. Also, additional analysis and evaluation of how the various alternatives follow the criteria and procedures in the Countywide Planning Policies should be provided. An evaluation should be made of each applicable policy within Policy Topic 1-Urban Growth Areas, Topic 2-Joint Planning Within Urban Growth Areas and Topic 3-Promotion of Contiguous and Orderly Development and Provision of Urban Services. As referenced throughout our comments an alternative that excludes lands designated as Rural Conservation in the Spokane County Comprehensive Plan should be included.

We again thank you for the opportunity to provide comments and look forward to responses to our comments in the Final Environmental Impact Statement. If you have any questions or need additional information, please contact me at your convenience.

Sincerely,

John Pederson
Assistant Director

C: James Manson, Director

Response to John Pederson, Assistant Director, Spokane County Department of Building and Planning:

- 1) The Steering Committee was identified on the fact sheet consistent with County Wide Planning Policies.
- 2) The sequence and process identified is consistent throughout document and with County Wide Planning Policies.
- 3) Liberty Lake has not claimed adjacent UGA, but rather completed the analysis to determine potential infill of future growth.
- 4) Liberty Lake's study area for potential UGA expansion was initiated prior to the county adopting screening and evaluation criteria. Liberty Lake has included and considered this information within the DEIS.
- 5) All development approved by Liberty Lake will meet adopted LOS.
- 6) Joint Planning is anticipated within adopted UGA with eventual annexation to adjacent city.
- 7) The City of Liberty Lake is planning for the projected population growth anticipated to occur within the 20-year planning period.
- 8) The statements made in DEIS are accurate.
- 9) While the lands within the study areas are designated and zoned rural; in no case are there lands that represent lands designated for long-term agriculture. The statements made in the DEIS are accurate.
- 10) Increased travel times will impact air more than fewer trips and less travel time.
- 11) Increased travel times will impact air more than fewer trips and less travel time. The City of Liberty Lake is planning for the projected population growth anticipated to occur within the 20-year planning period.

The DEIS does not attempt to, nor is it required to, put forward every possible impact or mitigation measure, nor does it guarantee that the mitigation measures that are presented will be implemented.
- 12) Map 2.5 provides this information.
- 13) Map 2.9 provides this information.
- 14) Map 2.8 provides this information.
- 15) The DEIS broadly examines the impacts on a range of strategies; further it is an expression of policies considered important for implementation by the City of Liberty Lake.
- 16) Page 2-37 is correct in identifying 7 alternatives.
- 17) The DEIS does not attempt to, nor is it required to, put forward every possible impact or mitigation measure, nor does it guarantee that the mitigation measures that are presented will be implemented.
- 18) As a "Tree City", Liberty Lake is sensitive to any possible impact to the natural landscape. Rural and Commercial Forestry are common terms used by the National Arbor Day Foundation.

19) Chart of Typical Noise Levels from various sources.

20) The text of the FEIS has been changed to reflect this comment.

21) The text of the FEIS has been changed to reflect this comment.

22) The City of Liberty Lake is planning for the projected population growth anticipated to occur within the 20-year planning period. Liberty Lake does not view reductions in the Level of Service as an acceptable mitigation measure.

The DEIS does not attempt to, nor is it required to, put forward every possible impact or mitigation measure, nor does it guarantee that the mitigation measures that are presented will be implemented.

23) The City of Liberty Lake expects these issues to be addressed through joint planning.

24) A reduction in population allocation will not mitigate the impacts to Central Valley School District. Impact fees could be implemented with an update of Central Valley's Capital Facilities Plan, considering previous assumptions are no longer valid with the failure of the last bond measure.

The DEIS does not attempt to, nor is it required to, put forward every possible impact or mitigation measure, nor does it guarantee that the mitigation measures that are presented will be implemented.

25) The City of Liberty Lake is planning for the projected population growth anticipated to occur within the 20-year planning period. Liberty Lake does not view reductions in the Level of Service as an acceptable mitigation measure.

The DEIS does not attempt to, nor is it required to, put forward every possible impact or mitigation measure, nor does it guarantee that the mitigation measures that are presented will be implemented.

26) As stated in the DEIS, that information is not currently available. Best available information is included within the Liberty Lake's Capital Facilities Plan.

27) The City of Liberty Lake is planning for the projected population growth anticipated to occur within the 20-year planning period. Liberty Lake does not view reductions in the Level of Service as an acceptable mitigation measure.

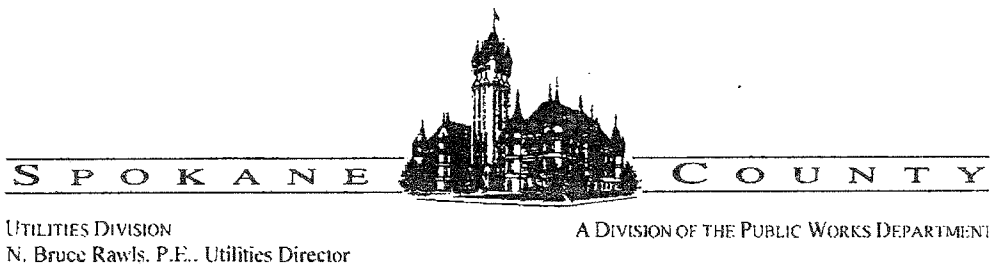
The DEIS does not attempt to, nor is it required to, put forward every possible impact or mitigation measure, nor does it guarantee that the mitigation measures that are presented will be implemented.

28) Best available information is included within the Liberty Lake's Capital Facilities Plan and the County's Comprehensive Waste Management Plan.

29) The City of Liberty Lake is planning for the projected population growth anticipated to occur within the 20-year planning period. A rural designation within an adopted UGA is not permitted. Further, the use of a rural zoning as a measure to preserve areas for urban infill results in a patchwork of 10 – 20 acre parcels with limited infill potential. It is better to have lands designated urban and deny development until adequate infrastructure can be provided.

The DEIS does not attempt to, nor is it required to, put forward every possible impact or mitigation measure, nor does it guarantee that the mitigation measures that are presented will be implemented.

- 30) The City of Liberty Lake is planning for the projected population growth anticipated to occur within the 20-year planning period.
- 31) The statements made in DEIS are accurate.
- 32) Yes, but Liberty Lake has not used the available inflators, such as market factor. Liberty Lake's land quantity analysis is more robust than is required by the adopted methodology.
- 33) Liberty Lake has not claimed adjacent UGA, but rather completed the analysis to determine potential infill of future growth.
- 34) Yes
- 35) OK
- 36) Extension of sewer services outside a UGA is expressly prohibited and would prevent the construction on a new school facility outside a UGA.
- 37) Areas within final UGA, adjacent to Liberty Lake, will be expected to annex into City of Liberty Lake prior to urban development occurring. Liberty Lake does not expect nor will it support urban development within adjacent UGAs until annexed. Therefore, analysis of Spokane County standards is not required.
- 38) See previous statement
- 39) The statements made in DEIS are accurate.
- 40) This is addressed in the FEIS
- 41) The City of Liberty Lake expects these issues to be addressed through joint planning.
- 42) This is understood and Liberty Lake is providing the model for transportation concurrency through local planning efforts.
- 43) The City's has an adopted Capital Facilities Plan and 6-year improvement plan. In addition, Liberty Lake as completed a traffic analysis for a 20-year build out and an inventory of necessary improvements.
- 44) Liberty Lake will accept this comment and expect to see that type of analysis within the County's EIS.



FACSIMILE COVER SHEET

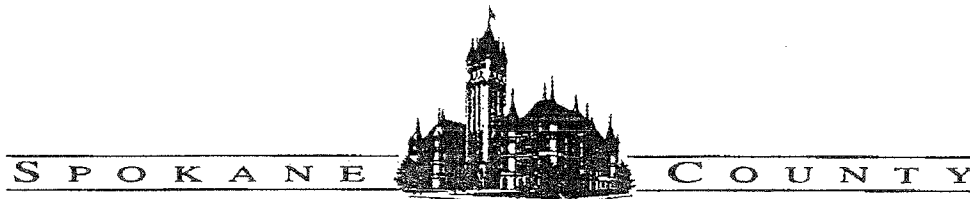
(Total of 4 Pages)

DATE: 12/8/2006

TO: Doug Smith, Planning & Community Development FAX: 509-755-6713

FROM: Kevin Cooke

Please see attached.



UTILITIES DIVISION
N. Bruce Rawls, P.E., Utilities Director

A DIVISION OF THE PUBLIC WORKS DEPARTMENT

FACSIMILE AND MAIL
(Total of 3 pages)

December 8, 2006

DEIS Comments
City of Liberty Lake
Planning and Community Development Dept.
22710 E. Country Vista Drive
Liberty Lake, WA. 99019

Ladies and Gentlemen:

Spokane County Division of Utilities appreciates the opportunity to provide comments on the Draft Environmental Impact Statement for the City of Liberty Lake Urban Growth Area Boundary Alternatives. Our comments are presented below:

1. Regarding UGA Alternatives #2 and #3, providing sewer service to the "NW Proposal" area will be difficult. The County does not currently have capacity available in downstream wastewater collection facilities to serve the "NW Proposal" area. (For example, the County's Riverwalk Pump Station has not been sized to accept flows from this area.) It is anticipated that the best approach to providing sewer service to this area will be to convey flows to the south across the Spokane River to the Liberty Lake Sewer and Water District's sewer system.

2. Regarding UGA Alternatives #2, #4, and #6, the portion of the "SW Proposal" that lies west of Henry Road includes land that is located within or adjacent to a large wetland area currently being considered as a prime location for the discharge of Class A treated effluent, which would enhance wetland function and reduce discharges to the Spokane River. Inclusion of a restored wetland area which would cover at least several hundred acres of land in an expanded UGA is not appropriate, since urban development would not be appropriate in that area.

In addition, a portion of the property lying west of Henry Road is not currently included in the future service area of any water purveyor, according to the County's adopted Coordinated Water System Plan. This calls into question the ability any of public water system to serve this area (e.g. adequate water rights).

For these reasons, Spokane County Division of Utilities is opposed to Alternatives #2, #4, and #6 as currently shown.

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3. It is our understanding that under Alternatives #5 and #7, the County would be expected to provide sewer service to the properties lying east of Henry Road and outside of the established future sewer service area for Liberty Lake Sewer and Water District. Under this scenario, there is adequate capacity in the County's Spokane Valley Interceptor to convey flows from the area. However, developers would be responsible for the extension of trunk sewers, collector sewers, and pump stations necessary to serve the area.

4. We suggest the following wording change for the first two sentences of Section 3.3.1.17.2:

"Spokane County owns ten (10) million gallons per day (MGD) of wastewater treatment capacity in the Riverside Park Water Reclamation Facility (RPWRF). The RPWRF currently has a rated capacity of 44 MGD."

5. We suggest replacement of the first sentence of the fourth paragraph of Section 3.3.1.17.2 with the following:

"Spokane County is proceeding with the planning, permitting, design, and construction of a new wastewater treatment facility. The first phase of the plant will be constructed to provide a treatment capacity of 8 MGD, and is anticipated to be operational by late 2012."

6. We suggest the replacement of the fifth paragraph of Section 3.3.1.17.2 with the following:

"It is anticipated that future phases of the plant will accommodate the wastewater flows from the plant's service area for the next 50 years. An update to the County's Wastewater Facilities Plan is currently underway to address additional requirements necessary to meet the TMDL. The update will be completed in the first quarter of 2007, and will provide updated cost estimates for the required facilities and programs."

7. The last paragraph of Section 3.3.1.17.2 needs to be reworded, as the meaning is not clear.

8. In Section 3.3.1.18, the impacts listed under "Alternative 1 - No Action" and "Alternatives 2-7 - Adjusted UGA" indicate that expansion of the UGA results in "a decrease in the proliferation of on-site septic systems as the primary source of wastewater treatment for low-density development...". The likely scenario is that low-density development will instead occur in other locations outside of the UGA, as opposed to within the areas proposed for the expanded UGA.


9. In Section 3.3.1.19, the first bulleted paragraph discusses an infiltration/inflow (I&I) abatement program in the "regional system". The County's sewer system is relatively new, and the County does not currently have an I&I problem or program. We believe that you may be referring to the City of Spokane's I&I program for their sewer system. If

this is the case, the City of Spokane's I&I program has no effect on the treatment or conveyance capacity that may be available to serve the City of Liberty Lake or the areas under consideration for inclusion in the UGA. } 4

10. In Section 3.3.1.19, the second bulleted paragraph states that "Zoning and development must follow a comprehensive plan to ensure that no unnecessary improvements are required due to loss of available sanitary sewer system capacity." } 4
The meaning of this statement is not clear.

Please contact me if you have any questions regarding our comments.

Sincerely,



N. Bruce Rawls, P.E.
Utilities Director

C: John Pederson, Spokane County Planning
Kevin Cooke, P.E., Division of Utilities
Gene Repp, P.E., Division of Utilities
Lee Mellish, Manager, Liberty Lake Sewer and Water District
Bob Ashcraft, Manager, Consolidated Irrigation District

Response to N. Bruce Rawls, Utilities Director, Spokane County Division of Public Works:

- 1) Not a comment on the adequacy of the DEIS, but rather an expression of preference for a particular planning outcome.
- 2) Not a comment on the adequacy of the DEIS, but rather an expression of concern for various issues that will be addressed at time of any project permit application.
- 3) The text of the FEIS has been changed to reflect this comment.
- 4) The DEIS does not attempt to, nor is it required to, put forward every possible impact or mitigation measure, nor does it guarantee that the mitigation measures that are presented will be implemented. Detailed analysis of impacts and implementation of mitigation measures will take place upon application of specific projects so appropriate actions can be taken at that time.



**SPOKANE COUNTY
AIR POLLUTION
CONTROL AUTHORITY**

WEST 1101 COLLEGE AVE, SUITE 403 ♦ SPOKANE, WASHINGTON 99201 ♦ (509) 477-4727 ♦ FAX (509) 477-6828

Date: **November 15, 2006**

To: **Doug Smith, Director of community Development**
The City of Liberty Lake Planning & Community Development Department
22710 E. Country Vista Blvd.
Liberty Lake, WA 99019

From: Chuck Studer, Air Quality Engineer I

RE: SCAPCA REQUIREMENTS FOR:

File No. **Unknown**

Proponent / Project Name: **City of Liberty Lake UGA boundary alternatives - NW side of city limits, N of Spo. River(250 acres), areas S of city limits W of the lake (2,000 acres).**

☒ Request for Comments by **December 8, 2006**

The following is a list of concerns/issues that may need to be addressed for this project as determined from information received by this office. The list is provided as a brief summary of general requirements and does not relieve the proponent from meeting all local, state, and/or federal regulations. For additional information or clarification, contact SCAPCA at (509) 477-4727. Copies of SCAPCA regulations are available for purchase in our office or can be viewed and downloaded from <http://www.scapca.org>.

Construction related requirements

- Dust emissions during demolition, construction and excavation projects must be controlled. This may require the use of water sprays, tarps, sprinklers, or suspension of activity during certain weather conditions.
- Measures must be taken to avoid the deposition of dirt and mud from unpaved surfaces onto paved surfaces. If tracking or spills occur on paved surfaces, measures must be taken immediately to clean these surfaces.
- Debris generated as a result of this project must be disposed of by means other than burning.
- SCAPCA strongly recommends that all traveled surfaces (i.e. ingress, egress, parking areas, access roads, etc.) be paved and kept clean to minimize dust emissions.
- If objectionable odors result from this project, effective control apparatus and measures must be taken to reduce odors to a minimum.
- Special attention should be given to proper maintenance of diesel powered construction equipment to reduce the impact of diesel exhaust, a suspected carcinogen.

Additional requirements

- A Notice of Construction and Application for Approval is required to be submitted and approved by SCAPCA prior to the construction, installation, or establishment of an air pollution source. This includes emergency generators rated at 500 hp (375 kW) or higher, natural gas heating equipment units rated at 4 MMBTU/hr or higher (input), and heating equipment units fired with other fuels (e.g. diesel) rated at 1 MMBTU/hr (input) or higher. Contact SCAPCA for a Notice of Construction application.
- A Notice of Intent must be submitted to SCAPCA prior to any demolition project or asbestos project. An asbestos survey must be done by an AHERA accredited building inspector prior to the demolition or renovation of buildings to determine if asbestos-containing material is present at the site. Contact SCAPCA for a Notice of Intent application.

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Response to Chuck Studer, Air Quality Engineer 1, Spokane County Air Pollution Control Authority:

Not a comment on the adequacy of the DEIS, but rather an expression of concern for various issues that will be addressed at time of any project permit application.